

Shelby County, AL 02/08/2016  
State of Alabama  
Deed Tax: \$1500.00

  
20160208000038700 1/4 \$1523.00  
Shelby Cnty Judge of Probate, AL  
02/08/2016 09:55:29 AM FILED/CERT

This instrument was prepared by:  
Terry W. Gloor, Esq.  
100 Williamsburg Office Park  
Suite 100  
Birmingham, AL 35216  
(205) 822-1223

Send tax notice to:  
Oxmoor Valley Sales, L.L.C.  
119B Citation Court  
Birmingham, AL 35209

**CORPORATION WARRANTY DEED**

STATE OF ALABAMA     )  
SHELBY COUNTY        )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, ISSIS & SONS CARPET, INC, an Alabama Corporation, (herein referred to as "Grantor"), whose mailing address is 2858 Highway 31 South, Pelham, Alabama 35124, in hand paid by the Grantee herein, the receipt and sufficiency of which are hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto OXMOOR VALLEY SALES, L.L.C., and Alabama Limited Liability Company (herein referred to as "Grantee"), whose address is 119B Citation Court, Birmingham, Alabama 35209, the following described real estate situated in Shelby County, Alabama (the "Property"), to-wit:

Lot 4, according to the Final Plat of Circle I Business Complex, as recorded in Map Book 38, Page 58, in the Probate Office of Shelby County, Alabama.  
Parcel ID # 14-3-06-3-001-004.002

SUBJECT TO:

1. Any mineral or mineral rights leased, granted or retained by current or prior owners.
2. Taxes and assessments for the year 2016 and subsequent years and not yet due and payable.
3. Easements and building lines as shown on recorded map(s), including but not limited to any notes, conditions, and restrictions.
4. Restrictions appearing of record in Instrument No. 20070416000174630 and amended in Instrument No. 20090515000183390, but deleting any

restrictions based on race, color, creed or national origin.

5. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 508; Deed Book 101, Page 555 and Deed Book 170, Page 288.
6. Rights of Way granted to Shelby County as recorded in Deed Book 104, Page 76.
7. Easements to Postal Telegraph and Cable Company as recorded in Deed 80, Page 40.

The Property is restricted and may never be used by anyone for the sale of furniture, flooring, including but not limited to carpet, ceramic tile, hardwoods, oriental and handmade rugs.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereto or in any wise appertaining.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said ISSIS & SONS CARPET, INC., does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; and that it will and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said ISSIS & SONS CARPET, INC., an Alabama Corporation, by its President, Steve O. Issis, who is duly authorized to execute this conveyance, has hereto set its signature and seal this 5<sup>th</sup> day of February, 2016.

GRANTOR:

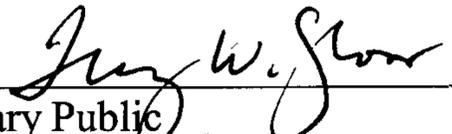
ISSIS & SONS CARPET, INC.,  
an Alabama Corporation

By:   
Steve O. Issis  
ITS PRESIDENT

STATE OF ALABAMA )  
SHELBY COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that STEVE O. ISSIS, whose name as President of ISSIS & SONS CARPET, INC., an Alabama corporation, is signed to the foregoing Deed and who is known to me, acknowledged before me on this day, that being informed of the contents of said instrument, he as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this 5<sup>th</sup> day of February, 2016.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires **JERRY W. GLOOR**  
Notary Public  
State of Alabama  
MY COMMISSION EXPIRES: FEB 22, 2016

  
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**Real Estate Sales Validation Form**

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Issis & Sons Carpet, Inc.  
Mailing Address 2858 Highway 31, South  
Pelham, AL 35124

Grantee's Name Oxmoor Valley Sales, L.L.C.  
Mailing Address 119B Citation Court  
Birmingham, AL 35209

Property Address 2591 Pelham Parkway  
Pelham, AL 35124

Date of Sale February 5, 2016

Total Purchase Price \$ 1,500,000.00

or

Actual Value \$

or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date February 5, 2016

Print Terry W. Gloor

Unattested

Sign

*Terry W. Gloor*

(Grantor/Grantee/Owner/Agent) circle one

